127.0	0002	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	850,400 / 850,400
					USE VALUE:	850,400 / 850,400
					ASSESSED:	850,400 / 850,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
21	-23	COLEMAN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SULLIVAN LYNNE
Owner 2:	
Owner 3:	
Street 1:	23 COLEMAN RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	TOOMEY WILLIAM E JR -
Owner 2:	TOOMEY-SULLIVAN LYNNE -
Street 1:	23 COLEMAN RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,872 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1928, having primarily Wood Shingle Exterior and 2200 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4872.000	449,200	4,900	396,300	850,400
Total Card	0.112	449,200	4,900	396,300	850,400
Total Parcel	0.112	449,200	4,900	396,300	850,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 386.55 | /Parcel: 386.5

Legal Description

User Acct 81761

GIS Ref

GIS Ref

Insp Date 04/06/18

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 127.0-0002-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	449,300	4900	4,872.	396,300	850,500	850,500	Year End Roll	12/18/2019
2019	104	FV	348,800	4900	4,872.	396,300	750,000	750,000	Year End Roll	1/3/2019
2018	104	FV	348,800	4900	4,872.	351,000	704,700	704,700	Year End Roll	12/20/2017
2017	104	FV	327,000	4900	4,872.	294,400	626,300	626,300	Year End Roll	1/3/2017
2016	104	FV	327,000	4900	4,872.	294,400	626,300	626,300	Year End	1/4/2016
2015	104	FV	291,100	4900	4,872.	254,800	550,800	550,800	Year End Roll	12/11/2014
2014	104	FV	291,100	4900	4,872.	246,300	542,300	542,300	Year End Roll	12/16/2013
2013	104	FV	303,000	4900	4,872.	234,400	542,300	542,300		12/13/2012

!9832!

PRINT

Date	Time
12/11/20	00:14:25

LAST REV

Date	Time
04/19/18	10:58:34

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9832

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOOMEY WILLIAM	68170-28		10/7/2016	Convenience	1	No	No		
SULLIVAN JAMES	44092-505		11/15/2004	Family	99	No	No		
RYAN ANNA T	34041-204		11/12/2001	Family	1	No	No		
RYAN ANNA T	25400-527		6/9/1995		1	No	No		A

USER DEFINED

Prior Id # 1:	81761
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/5/2007	904	Manual	60,000			G9	GR FY09	REMOVE AND REBUILD

ACTIVITY INFORMATION

Date	Result	By	Name
4/6/2018	MEAS&NOTICE	CC	Chris C
12/24/2008	Measured	294	PATRIOT
12/16/1999	Mailer Sent		
12/6/1999	Measured	264	PATRIOT
12/1/1991		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4872		Sq. Ft.	Site		0	70.	1.16	8									396,312						396,300	

Total AC/HA: 0.11185 | Total SF/SM: 4872 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 396,312 | Spl Credit | Total: 396,300

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1928	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.12727273
Const Adj.:	0.98000199
Adj $ / SQ:	187.804
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610353
Depreciation:	161133
Depreciated Total:	449220

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	2

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	10	BRs:	4	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

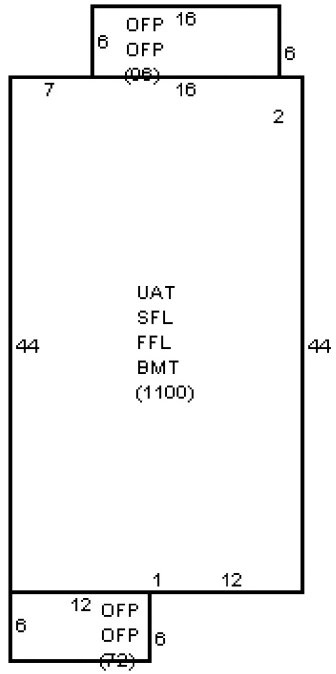
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	187.80
Special Features:	0	Val/Su Net:	114.86
Final Total:	449200	Val/Su SzAd	204.18

SKETCH



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SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,100	56.340	61,975
FFL	First Floor	1,100	187.800	206,584
SFL	Second Floor	1,100	187.800	206,584
OFP	Open Porch	336	20.980	7,050
UAT	Upper Attic	275	75.120	20,658

Net Sketched Area:	3,911			Total:	502,851
Size Ad	2200	Gross Are	4736	FinArea	2200

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0002-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	19X20	A	AV	1930	21.58	T	40	104			4,900			4,900

More:	N	Total Yard Items:	4,900	Total Special Featues:		Total:	4,900